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PART I - NOTIFICATIONS BY GOVERNMENT, HEADS OF DEPARTMENTS AND OTHER OFFICERS

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NOTIFICATIONS BY GOVERNMENT

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

DELEGATION OF POWERS TO THE ULBs AND G.Ps FALLING IN THE URBAN DEVELOPMENT AUTHORITIES JURISDICTION - UNIFORM PROCEDURE.

[G.O.Ms.No.443, Municipal Administration & Urban Development (M), 18th December, 2017.]

In exercise of the powers conferred under sub-section (2) of section 115 of AP MR&UDA Act, 2016 (Andhra Pradesh Act.No.5 of 2016), Government hereby delegate the powers conferred under sections 3, 82, 84 to 90, 100, 112,124, 126 to 129, 133 and 134 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 to the ULBs and G.Ps falling in the Urban Development Authorities jurisdiction, namely :-

S. No	Section	Power relating to	Municipal Corporation Except GVMC	GVMC	Municipalities	Gram Panchayats	UDA
1	82	Building permission	All category of buildings upto 1000 sq.mts plot area and 15 mts. Height (excluding stilt, non multi-storied building)	All categories	All categories of buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt)	Residential buildings upto 300 sq.mts. plot area and 10 mts. height (excluding stilt) in the areas permissible as per rules in normal course.	All other categories except in GVMC. as per G.O.Ms.No. 119 MA., dt. 28.03.2017

2	84	Layout approvals	Nil	All layouts upto an extent of 10 Hectares. beyond 10 Hectares opinion of VUDA shall be obtained.	Nil	Nil	All layouts (Beyond 10 Hectares, opinion of DT&CP, AP shall be obtained except in VUDA)
		Sub-Division of plot in approved layouts	All	All	All	All	All
3		To call for further information or notify shortfall information in all cases.	Head of TP section.	Head of TP section.	Head of TP section.	Panchayat secretary as per delegation.	Head of TP section.

- The authorities who are delegated with the powers for approval of buildings/Layouts under section 82 and 84 are also delegated to exercise the powers under Sections 85 to 90, 100, 112, 124, 126 to 129, 133 and 134.

- Wherever relaxation of rules and TDR availment is involved such files shall be invariably circulated to the Vice Chairman of concerned UDA irrespective of extent and height of the building except in GVMC.

- In respect of Gram Panchayats post verification shall be done by the concerned Panchayat Secretaries upto their delegation of powers (upto 300 Sq.m. of site area for the residential buildings). Gram Panchayat's are empowered to take action on all unauthorized developments. In case of failures the concerned Panchayat Secretary is liable for action.

- The Officer not below the rank of Assistant Director of Town Planning of UDA concerned shall be the inspecting officer for Gram Panchayats falling within the UDA.

- These powers are concurrent powers. The respective UDAs can exercise powers in case of failure by respective local bodies.

- The concerned local bodies and officers to whom powers are delegated shall exercise the powers judiciously in the true sprite of the provisions of the AP Metropolitan Region & Urban Development Authorization Act, 2016 (AP MR&UDA Act 2016), rules and regulations made these under.

- The Director of Town and Country planning, Andhra Pradesh shall be the Overall monitoring authority for functioning of the APDPM system in all UDAs and ULBs in the State.

- The above delegated powers are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan and uses, Zoning Regulations, building rules issued by the Government from time to time.

- The officers of the UDA concerned shall conduct periodical inspections of the ULBs and Gram Panchayats in its jurisdiction, to give necessary guidelines for disposal of cases as well as to check the permissions.
- The Officers of the UDA concerned shall have powers of surprise inspection of the ULBs and Gram Panchayats offices in its jurisdiction for verification of records pertaining to development control and the buildings under construction and also other areas.
- The Municipal Commissioner / Panchayat Secretary shall send a copy of approved plan to Urban Development Authority immediately after approval and a list of cases with amount of Development Charges paid to Urban Development Authority every month.

The above delegation of powers shall be strictly adhered by the Commissioner of ULBs and Panchayat Secretaries of Gram Panchayats and if any irregularity / deviation noticed / reported, this delegation of powers shall stand withdrawn forthwith.

(H1)

DRAFT VARIATION TO THE CONFIRMATION OF KAKINADA MUNICIPAL CORPORATION - CHANGE OF LAND USE FROM RESIDENTIAL USE TO CENTRAL COMMERCIAL USE ZONE OF RAMANAYYAPETA, KAKINADA.

[G.O.Ms.No.459, Municipal Administration & Urban Development (H1), 20th December, 2017.]

The following draft variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389, MA., dated:10.09.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in S.No.80/2, 3 of Plot Nos.13, 14, 15, 16 of L.P.No.44/81 of Ramanayyapeta, Kakinada to an extent of 1184.60 sq.mts. and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Residential land use in the General Town Planning Scheme (Master Plan) of Kakinada Town, sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is now designated for Central Commercial use by variation of change of land use basing on the Council Resolution No:48, dated:26.09.2016 as marked as “A to D” in the revised part proposed land use map bearing G.T.P. Map No.30/2017/R available in the Municipal Office of Kakinada Municipal Corporation, **subject to the following conditions that;**

1. The applicant shall obtain prior technical clearance from competent authority before commencing of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

5. The change of land use shall not be used as the proof of any title of the land.

6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 30'-0" wide C.C. Road.
East	:	Plot No.12 & 17 of L.P.No.44/81
South	:	Existing 30'-0" wide C.C. Road.
West	:	Existing 100'-0" wide B.T. Road (Pithapuram Road)

R. KARIKAL VALAVEN,
Principal Secretary to Government.

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